STATE OF TEXAS §

COUNTIES OF POTTER §

AND RANDALL §

CITY OF AMARILLO §

On September 11, 2013, the Comprehensive Plan Implementation Advisory Committee met in a scheduled session at 12:00 P.M. in Conference Room in 306, on the third floor of City Hall, 509 East 7th Avenue, Amarillo, Texas, with the following members present:

VOTING MEMBERS	PRESENT	NO. MEETINGS HELD	NO. MEETINGS ATTENDED
Bill Chudej	Yes	20	13
Bob Juba, Chair	Yes	20	16
Wes Knapp	No	20	16
Don Sanders, Vice Chair	No	20	17
Eddie Scott	Yes	20	15
Howard Smith	Yes	20	19
Dana Walton	Yes	20	14
Milford Burrell	Yes	17	15
Steve Rogers	Yes	4	3

CITY STAFF: OTHERS IN ATTENDANCE:

Kelley Shaw, Planning Director

Kathleen Collins, Planner II

Alan Abraham

Chairman Bob Juba opened the meeting, established a quorum, and conducted the consideration of the following items beginning with ITEM 1.

ITEM 1: Approve the minutes of the Committee's August 14, 2013 meeting

Mr. Juba asked if there were any questions on the previous meeting's minutes, hearing none, Mr. Rogers motioned to accept the minutes, Mr. Smith seconded the motion and they were unanimously approved.

ITEM 2: <u>Discuss subdivision improvement requirements within the City of Amarillo's Extraterritorial Jurisdiction (ETJ).</u>

a) Interlocal agreements

Mr. Juba invited Mr. Shaw to discuss this item. Mr. Shaw stated interlocal agreements are required by State law. He mentioned that generally, cities have more enforcement resources as well as stricter subdivision regulations than most counties; therefore, a majority of interlocal agreements in Texas support city regulations. Surrounding counties (Carson, Armstrong, Potter and Randall) have entered into an interlocal agreement with the City of Amarillo allowing City subdivision regulations to become enforceable. Mr. Shaw identified Amarillo's 5-mile ETJ on a map. He noted that Amarillo's ETJ and Canyon's ETJ have overlapped.

b) Standards that apply to suburban and urban developments

Mr. Shaw stated that requiring the same standards in the ETJ and in City Limits may not be the best approach. He questioned whether alleys and curb and gutter are necessary in subdivisions with two or three acre lots? Would the same objective be met if the subdivision included strip paved streets with culverts? These questions have been sticking points for some developments

located in the ETJ. Mr. Shaw provided photos of several developments in the ETJ where platted lots, dedicated streets, and easements were developed. Directly adjacent to these subdivisions were parcels sold by metes and bounds, some without public access. Mr. Shaw pointed out that State Law requires a plat when any parcel of land is subdivided into two or more parts, so technically, lots sold by metes and bounds are illegally subdivided. However, it is difficult to enforce this regulation. Mr. Shaw noted there are checks and balances in place with addressing property (Building Safety Department), issuing septic permits (Environmental Health Department), and providing electricity (Xcel Energy). If a parcel of property isn't platted or doesn't meet State Law plat exemptions, then in many instances, the property owner doesn't receive an address, septic permit, or electricity until a plat has been approved.

A section within the Comprehensive Plan points out the need for larger rural or estate type development possibly with strip paved roads and culverts inside City Limits. Allowing such flexibility in the City Limits may reduce one-acre lot developments in the ETJ. At this time, City staff is working with County officials to create a set of standards for rural estate type lots.

c) Timing of Improvements

Mr. Shaw noted that timing of improvements is also problematic. He mentioned that developers could install improvements up front, sign an agreement for installation at a later date, or the City could install improvements and assess property owners. All options have a varying degree of problems associated with them. Currently, City staff work with property owners on a case-by-case basis.

ITEM 3: Public Forum: Comments from interested citizens on matters directly pertaining to City policies, programs or services

None.

Kelley Shaw Planning Director